

# Crystal Bluffs Townhome Association

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Board Meeting – Q4  
October 13<sup>th</sup>, 2021 - RVR Barn & Zoom

Present: Peggy Beeler, Gay Zanni, Chris Coyle, Maria Yurasek, Cindy Barnes, Susan Blake (zoom) and Brian Leasure, Association Manager

- Minutes from the last meeting, as corrected. Maria motioned to approve, Gay second. Approved.

## **Financials:**

- Q4 Financial Report from Brian. Over budget due to the street and driveway sealing of the loop and additional landscaping/irrigation work. All in line for start of fourth quarter. Chris motioned to approve the financials, Gay second. Approved.

## **Old Business:**

- Landscape Report: Peggy went over the landscaping recommendations currently and for 2022.
- Discussed in detail about the trees. It was decided to remove the 4 cottonwood trees in the island (approval from DRC pending), remove Aspen tree on north side of cart path near 1250 (suggested to get Ken the arborist to advise), remove spruce tree at 1264 (roots are growing under and damaging driveway and entry) will replace with another approved tree. Remove tree off back porch between 1262/1264. Pricing for the tree removal/grinding should be around \$4000. No trees on the island will be replaced. Tree removal will be done in Spring. Some more tree trimming will need to be done in Spring around 1272/1274/1276. Cindy will plant grass seed to fix areas.
- When irrigation is started up in the Spring, please make sure Magdiel checks all sprinkler heads, and they are extending above the ground.
- Complete the landscaping redesign at 1272 this Spring.
- Homeowners will continue to clean up around fence/utility box on island and Peggy will stain the fence.
- Owners at 1254 will need to get approval from the DRC to remove 2 trees at the owner's expense.
- Rotting Posts: 1278/1280 Contractor (Tim) was there to repair the posts, he found rotting and the posts will need to be replaced. This will be a capital reserve expense. Brian will call a contractor on this.
- Painting Schedule: Mid Valley was put on hold to refinish/paint front doors of the following 10 homes. (1250,1262,1264,1266,1270,1272,1274,1278& 1280) The estimate was \$295/door which totals to \$3,000 was only for sanding down and stain with clear coat. Some homeowners have asked about changing colors for their doors. The board decided to offer 2 options: Peggy will get samples to send to owners. Below is schedule.
- 1250 Same color stain-stay on this year's schedule.
- 1262/64, 1274, 1278/80 Refinish on this year's schedule. If you are happy with the current stain let us know. We will need to make decisions on color changes as soon as possible. Brian will get the 6 doors on the painter's schedule and will let you know when that will occur.
- 1266/68 & 1270/72: The 2 buildings scheduled to be painted next year should have the doors refinished at that time.
- 2022 Buildings to paint: 1266/1268 and 1270/1272. Including work to replace siding/caulking. Also get a detailed/itemized list of repairs.
- Weather stripping issue on homes
  - We will share the names to all homeowners of 2 suggested companies. Each home/window will need to be evaluated and will ultimately be the homeowner's cost to bear. (Epic Glass & Jeff Anderson)

## **DESTINATION HOLDINGS PROPERTY MANAGEMENT**

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## New Business:

- Siding Shingles/Dormers: 1254/1256 - The board approved painting 4 dormers on building. Estimate from Matterhorn is for \$1000.
- Siding Shingles 1262/64: Brian will contact a contractor to come over and look to see if moisture is behind shingles
- Pillars & Deck Issues: Brian will get estimate for the 4 pillars and the deck sagging next to homes (original decking only) Any repairs to the additional deck portion at 1254 will be the responsibility of the homeowner.
- Re-seal driveways/loop: Members asked questions about the quality of work done. Brian explained this was just a seal, not intended to fill pooling areas. The main issue to address is the gap into garage at 1278. Cindy mentioned to get a can of "Henry's" to fill the gaps into garages, possibly ask Magdiel to do fill work.
- 1252: Request to replace exterior lighting & add deck railing. Owner has talked to owner of 1250 for approval and will look at same lighting replacement. The board approved but informed that it must be approved by RVR.
- Plowing and Lawncare for 2022: Brian to get 2 bids for 2021-22 season snow plowing, mowing/landscaping, irrigation, aeration, etc.
- Fall gutter/downspout cleaning will be scheduled once most/all the leaves have fallen. Vega Irrigation will provide this service.
- Budget: Peggy, Chris & Brian will prepare a proposed budget and send to remaining BOD members for input before sending to homeowners with the annual meeting packet.
- The annual meeting will be held December 15<sup>th</sup>, 2021
- There is 1 BOD member's term expiring the end of December (Cindy Barnes). Peggy will send an email to owners to see if there is any interest in joining the BOD. Voting will occur at the annual meeting December 15, 2021.
- A short BOD meeting will be held after the annual meeting to select officers.

Our next regular BOD meeting will be January 12<sup>th</sup>, 2022 at 4pm.

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Peggy Beeler – President

Submitted by Aimee Luther  
Office Manager – Destination Holdings

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